



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

Phone (302) 998-2215 Fax (302) 998-9920

Application for Hearing

Board of Adjustment ☒

Planning Commission ☒

Petition # 12-36 Filing Fee: 300⁰⁰ Date Received 12/20/12 Received by: CH

Subject Property: 413 A S. Dupont Rd

Property is: ☐ Residential ☒ Commercial

Tax Parcel # 900 900 009 Zoning District: HD

Applicant name: Marc Medori

Address: 104 Bently Ln Telephone # (302) 239-4550

City: Wilmington State: DE Zip Code: 19807

Application for Planning Commission Review of: _____

Application for Zoning Variance Related to: 1 residential use in HD Zoning

☐ Front yard setback

☐ Lot Coverage

☐ Rear yard setback

☐ Fencing

☐ Side yard setback

☐ Parking requirements

☐ Lot Area

☐ Signage

Application for Special Exception Use Permit for the following use: _____

Application for Appeal of an Administrative decision: _____

By: _____ Date: _____

For the following reasons: _____

Application for relief other than above: _____

State reasons for this request: To have an on-site watchmen.

Has a previous application for this property been filed with the Town? ☐ Yes ☒ No

If yes, Petition # _____

If the applicant is not the Legal Owner of the property:

Legal owner information:

Name: Mario Medori

Address: 104 Bentley LN Telephone # _____

City: Wilm State: DE Zip Code: 19807

Please submit the following with this petition:

- A copy of a plot plan showing the following: location of the property; a diagram showing the layout, size, and location of existing structures on the property; a diagram showing the layout, size, and location of any proposed structures on the property.
- A copy of any deed restrictions on the property.
NOTE: THE BOARD OF ADJUSTMENT OR PLANNING COMMISSION CANNOT APPROVE ANY APPLICATION PROHIBITED BY DEED RESTRICTIONS.
- Filing fee, payable to the Town of Elsmere.

The undersigned hereby certifies that the legal owner of the subject property is aware of, and agrees to the filing of this application, that the information submitted herein is correct, and agrees to be bound by any decision of the Town of Elsmere Board of Adjustment with respect to the subject property.

NOTE: The legal owner or his/her authorized representative must sign this form.

Applicant's Signature: [Signature] Date: 12/20/12

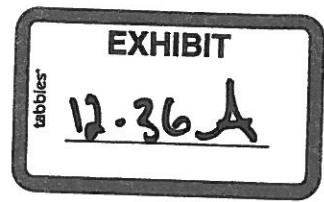
Legal Owner's Signature: [Signature] Date: 12/20/12

In addition to the persons listed above please send copies of all correspondence to:

Name: _____

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____



Site Analysis
Petition 12-36

Property Owner: Mario Medori
Zoning District: HD
Address: 413A S. Dupont Hwy.
Parcel No.: 1900.900.009

Primary Use: Commercial

LOT COVERAGE CALCULATIONS

Lot Area in Sq. Ft.:	7,500	Sq. Ft.
Allowable Lot Coverage:	1,500	Sq. Ft. (20%)
Total Coverage:	5,330	Sq. Ft. (71%)
❖ Residence=	2,400	Sq. Ft.
❖ Front Porch =	N/A	Sq. Ft.
❖ Garage=	N/A	Sq. Ft.
❖ Driveway=	2,930	Sq. Ft.
❖ Rear Patio=	N/A	Sq. Ft.

Proposed Addition: 0' Sq. Ft.

Proposed Total: 0' Sq. Ft. (0%)

Conclusion:

There are no proposed changes to the existing building.

Required Setbacks: Front: 20' Rear: 20'
Side: 20' Both Sides: 50'

Existing Setbacks: Front: 40' Rear: 15'
Side: 15' Both Sides: 15'

Proposed Setbacks: Front: N/A Rear: N/A
Side: N/A Both Sides: N/A

Conclusion:

There are no proposed changes to the existing setbacks.

STATEMENT OF FACT

The applicant has not proposed any changes to the buildings height, area, or setbacks.

ISSUE

The applicant proposes to have a residential dwelling unit on the 2nd floor of the existing building. This is not an approved use in the HD district per Town of Elsmere Code 225-20. Therefore, a variance is required.

EXHIBIT

12-36 B

tabbles



EXHIBIT

12-36C

tabbles



EXHIBIT

12-36 D

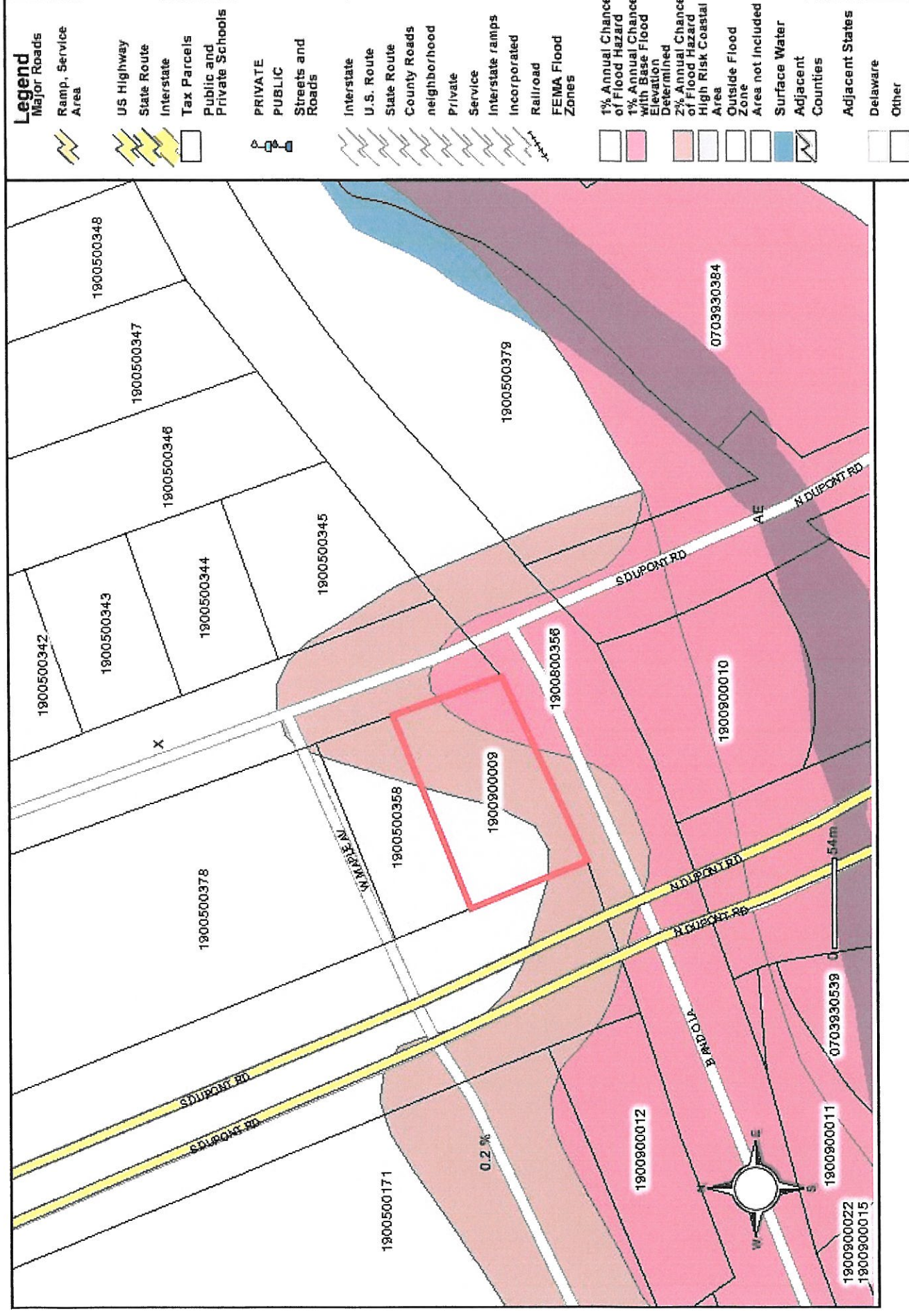
B and O Lane, Elsmere, Delaware, United States

Address is approximate



Hide panel





December 28th, 2012

Town of Elsmere
Attn: Brian Swift
11 Poplar Avenue
Elsmere, DE 19805

RE: 411 and 413 S. Dupont Road – Parcel #1900900009

To Whom It May Concern:

Please be advised to the best of our knowledge there are no deed restrictions on the above referenced location.

Sincerely,



Mario Medori
Property Owner

